

Resolution No.: 16-817  
Introduced: November 18, 2008  
Adopted: December 9, 2008

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President

**SUBJECT:** Amendment to the FY09-FY14 Capital Improvements Program and Special Appropriation to the FY09 Capital Budget of the Revenue Authority for the Takoma Park/Silver Spring West Campus Garage, \$14,500,000

**Background**

1. Section 16-301(d) of the Education Article of the Code of Maryland states that the capital and operating budgets of community colleges shall be prepared and considered in accordance with County fiscal procedures not inconsistent with State law. Section 16-304(a) and (b) state that each County governing body may appropriate money by major function to pay the cost of establishing and operating a community college.
2. Section 302 of the County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of six Councilmembers. In accordance with section 304, the Council holds a public hearing not earlier than 21 days following the receipt of a request for an amendment.
3. Section 308 of the County Charter provides that a special appropriation is an appropriation which states that it is necessary to meet an unforeseen disaster or other emergency, or to act without delay in the public interest. Each special appropriation shall be approved by not less than six Councilmembers. The Council may approve a special appropriation at any time after public notice by news release. Each special appropriation shall specify the source of funds to finance it.
4. In a letter dated November 14, 2008, the College requested that the Council amend the approved FY09-14 capital improvements program to add the following capital project, and also requested that the Council approve a special appropriation as follows:

Project Name	Project Number	Cost Element	Amount	Source of Funds
Takoma Park/Silver Spring West Campus Garage	093904	Construction	\$14,500,000	Revenue Authority Bonds
Total				\$14,500,000

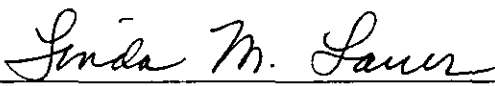
5. The project is needed to fund the construction of the Takoma Park/Silver Spring West Campus Garage.
6. Notice of public hearing was given and a public hearing was held.

**Action**

The County Council for Montgomery County, Maryland: states that this special appropriation is necessary to act without delay in the public interest; amends the FY09-FY14 Capital Improvements Program of the Revenue Authority by adding the following project as shown on the attached project description form; and approves an FY09 special appropriation as follows:

<b>Project Name</b>	<b>Project Number</b>	<b>Cost Element</b>	<b>Amount</b>	<b>Source of Funds</b>
Takoma Park/Silver Spring West Campus Garage	093904	Construction	\$14,500,000	Revenue Authority Bonds
Total \$14,500,000				

This is a correct copy of Council action.

  
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Linda M. Lauer, Clerk of the Council

Attachment to Resolution No.: 16-817  
**TP/SS West Campus Garage (Rev. Auth) -- No. 093904**

Category  
 Subcategory  
 Administering Agency  
 Planning Area

Revenue Authority  
 Miscellaneous Projects (Revenue Authority)  
 Silver Spring

Date Last Modified  
 Required Adequate Public Facility  
 Relocation Impact  
 Status

November 18, 2008  
 No  
 None.

**EXPENDITURE SCHEDULE (\$000)**

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	14,460	0	0	14,460	14,460	0	0	0	0	0	0
Other	40	0	0	40	40	0	0	0	0	0	0
<b>Total</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>14,500</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000)**

Revenue Authority	14,500	0	0	14,500	14,500	0	0	0	0	0	0
<b>Total</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>14,500</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides construction funding for a 368 space parking garage on the Takoma Park/Silver Spring Campus. This parking garage will be located behind the Cafritz Foundation Arts Center adjacent to the Metro/CSX railroad tracks. The garage will not only provide parking for students, faculty, and staff, but also for the general public attending events at the new Performing Arts Center, and by agreement with the Maryland National Capital Park and Planning Commission, for the patrons of nearby Jessup Blair Park.

**JUSTIFICATION**

The Takoma Park/Silver Spring Campus currently has 829 parking spaces with a need of 2,007 spaces resulting in a deficit of 1,178 spaces. With the renovation of the Cafritz Foundation Arts Center, the construction of the Charlene Nunley Student Services Center and the Performing Arts Center, the parking space deficit is expected to grow in the future based on enrollment growth. This new garage, in close proximity to the new Performing Arts Center (PAC), will address a portion of the parking deficit while providing parking for events held at PAC. The garage is part of the overall plan for the development of the Takoma Park/Silver Spring Campus.

Collegewide Facilities Master Plan (1/04), Montgomery College Parking Garage Study Phase 1 (Desman Associates 4/03), Phase 2 (11/03), Collegewide Parking Analysis (Desman Associates, 3/06) Collegewide Parking Study (Fall, 2007), Collegewide Facilities Master Plan Update (Pending 11/08).

**OTHER**

The parking garage design is complete, and the project is submitted for building permit review. Parallel to the design effort, the College has been working with the Montgomery College Foundation, Inc., the Montgomery County Government's Department of Finance, and the Montgomery County Revenue Authority and their public finance consultants on the bond financing package for funding the project. In order to limit risk to bond investors and thereby decrease the cost of the bonds, the College and Foundation will complete design, and permitting activities prior to bond issuance. In addition, prior to bond issuance the College will complete the construction bid process, and award a contingent contract pending the bond sale.

Funding Source: Revenue Authority.

FY2009 Supplemental Appropriation: \$14,500,000 (Revenue Authority).

**FISCAL NOTE**

Project design was completed in the TP/SS West Campus Garage (No. 076606) PDF, and costs were funded from the College's Major Facilities Capital Projects Fund. The College and the Montgomery College Foundation, Inc., will have the option of reimbursing the Major Facilities Capital Projects Fund for design cost, and other project related costs out of the bond proceeds. The College will enter into a lease and lease back of the Takoma Park/Silver Spring Parking Garage with the Montgomery College Foundation, Inc. and the Foundation will repay the bonds from the proceeds of the lease to the College. The College plans to repay the bonds through the transportation fee paid by students, and a parking fee paid by all College employees.

The Par amount of the Bond Sale will be \$16.995 million. The PDF includes construction and other furniture, fixture, and equipment costs; but does not include the financing cost.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY09	(\$000)	Montgomery County Revenue Authority	Department of Finance	
First Cost Estimate	FY09	14,500	Montgomery County Foundation, Inc.	Maryland National Capital Park and Planning Commission	See Map on Next Page
Current Scope			Takoma Park Campus Expansion (CIP# 996662)		
Last FY's Cost Estimate		0	Cafritz Foundation Arts Center (CIP# 056604)		
Appropriation Request	FY10	0	TP/SS West Campus Garage (CIP# 076606)		
Supplemental Appropriation Request		14,500	TP/SS West Campus Garage - Phase 2 (CIP# 096606)		
Transfer		0			
Cumulative Appropriation		0			
Expenditures / Encumbrances		0			
Unencumbered Balance		0			
Partial Closeout Thru	FY07	0			
New Partial Closeout	FY08	0			
Total Partial Closeout		0			